

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 24, 2026 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following Board Members present: Rob McAngus, Kristi Mase, Patra Philips, and Julian Meyrat (arrived at 5:13 pm). Absent from the meeting were Board Members Kevin Hadawi, Wes Dalton, and Dennis Kirkpatrick. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Senior Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2026-002 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on February 24, 2026. The Board approved a motion to recommend approval of the Building Elevations with the following conditions: [1] the store front glass continue across the entire front entry tower, [2] the commercial doors be utilized on the front entry, [3] there be transom windows above the store front glass, [4] the canopy be raised above the new storefront, and [5] indicate the water table between the stone wainscot and the brick. This motion passed by a vote of 3-0, with Board Members Hadawi, Dalton, Meyrat and Kirkpatrick absent.

(2) **SP2026-005 (ANGELICA GUEVARA)**

Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on February 24, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Hadawi, Dalton, Meyrat and Kirkpatrick absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 P.M.